

**MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY,  
JANUARY 7, 2008 AT 7:00 P.M. IN THE CHAMBERS OF TOWN HALL, LOCATED  
AT 775 N. MAIN STREET, FLORENCE, ARIZONA.**

Mayor Rankin called the meeting to order at 7:08 p.m.

Council Present: Rankin, Smith, Woolridge, Celaya, Raasch, Sanders

Council Absent: Kilvinger

**PLEDGE OF ALLEGIANCE**

Mayor Rankin led the Pledge of Allegiance.

**CALL TO THE PUBLIC/COUNCIL RESPONSE** Call to the Public for Public  
Comment on issues within the jurisdiction of the Town Council. Individual  
Councilmembers may respond to criticism made by those commenting, may ask  
staff to review a matter raised or may ask that a matter be put on a future agenda.

Ms. Art Snyder does not feel that the March 28, 2007, meeting in which Johnson  
Utilities was discussed was well attended. She attributed it to the meeting not being  
well publicized. She referenced the minutes of that meeting and stated that the minutes  
reflect Councilmember Raasch thanking Council and Staff for keeping the deal quiet.  
She now knows it was meant to be quiet.

**PRESENTATION**

**Ceremonial presentation of the REDI grant check by Thomas Doyle, REDI  
Program Manager, Arizona Department of Commerce.**

Mr. Scott Powell, Economic Development Coordinator, stated that the redevelopment  
plan expired in September 2007. He is in the process of redoing the plan and sought  
out funding for this project. A grant was submitted, and it received one of the highest  
scores, resulting in the receipt of \$15,000.

Mr. Thomas Doyle, REDI Program Manager for Arizona Department of Commerce,  
presented the Town with the \$15,000 check for the project. He stated that he is  
honored to provide the Town with the check and that the grant was well received and  
well scored. He wished the Town the best of luck.

**Presentation by Linda Williams and Carmen Auza from Pinal Council for CASA –  
Foster, Inc.**

Linda Williams and Carmen Auza, founding members, publicly thanked the citizens of  
Florence for participating in the Pinal County, Foster Inc. program. Also thanked were  
Craig Michael, Anthem Community Center, Coolidge-Florence Elks, Barb Myers, Jo  
Martin, Tom and Donna Rankin, Pinal County Sheriff Department, the Florence Fire  
Department, Lisa Sichling, Kathy Foster, Jones Ford, Pinal County IT Department, Tom

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and Sandy Madden, Florence Chamber of Commerce, Angie Wesley, First American Title, Cisco Foods, Coolidge Feed and Grain, Circle K of Florence, Florence Police Explorers, Marcy Folks, Caliente Clowns, Caliente RV Resort, Foothills RV and Palm Creek RV and Resort.

Mayor Rankin thanked the members of CASA for all the work they do for Pinal County.

**CONSENT: All items indicated by an (\*) will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.**

Mr. Himanshu Patel, Town Manager, read the consent agenda for the record.

**\*Award bid for wastewater treatment plant closure activities to Water Works in an amount not to exceed \$41,175.**

**\*Award bid for the purchase of garbage containers to Otto Environmental Systems in an amount not to exceed \$38,841.98.**

**\*Award bid for a replacement tank for the water truck to United Truck & Equipment in an amount not to exceed \$25,157.50.**

**\*Acceptance of the following donations to the Dorothy Nolan Senior Center:**  
**Phillip R. Cross of Pulte Corporation in the amount of \$300**  
**Yvonne and Gregory Hawk in the amount of \$100**  
**Jack and Evelyn Cuning in the amount of \$50**  
**Toni Hurlen in the amount of \$50**  
**Rummage sale items received from Dragan Luconjic which generated \$400.**

**\*Acceptance of a donation to the Florence Fire Department from Phillip R. Cross of Pulte Corporation in the amount of \$300.**

**\*Acceptance of Thomas M. Madden's resignation from the Downtown Redevelopment Commission.**

**\*Acceptance of Dale Harman's Resignation from the Planning and Zoning Commission and appointment of Mrs. Harman to serve as an Alternate to the Planning and Zoning Commission.**

**\*Approval of the December 3, December 14, and December 17, 2007 Council Minutes.**

**\*Acceptance of the Board and Commission Minutes:**  
**Historic District Advisory Commission minutes of August 29 and September 24, 2007**  
**Library Advisory Board minutes of October 17 and November 28, 2007**

**Planning and Zoning Commission of November 15, 2007  
Redevelopment Commission minutes of September 25 and November 14,  
2007.**

On motion of Vice-Mayor Smith, seconded by Councilmember Raasch and carried to approve the items on the Consent Agenda as submitted.

**NEW BUSINESS**

**Discussion/Approval/Disapproval of adopting the Rodeo Ground and Aero Modeler's Park Master Plan for the 160 acres BLM Land Patent No. R&PP AZAR 033110.**

Lisa Garcia, Town Clerk, stated that this is the 3<sup>rd</sup> revision of the final master plan that started over 1 ½ years ago when the Town entered into an agreement with the Pinal County Mounted Posse. The Aero Modeler's Club approached the Town to use a portion of the BLM land for a Modeler Airplane Park, which required modification/ amendment of the master plan. The Town contracted J2 to prepare a comprehensive plan for the area. Mark Exline, President of the Pinal County Mounted Posse, concurred that it is appropriate with their use.

Mr. Wayne Costa, Public Works Director, stated that construction should start approximately February 1, 2008. Construction should take approximately two weeks after a contract is consummated.

Mayor Rankin stated that he is impressed with the cooperation of the Pinal County Mounted Posse, the Aero Modeler Club, and the Town of Florence. It is a great project and good use of the land. He thanked Mr. Richard Sanders for bringing it to the Town's attention.

On motion of Councilmember Sanders, seconded by Councilmember Woolridge and carried to adopt the Rodeo Grounds and Aero Modeler's Park Master Plan.

**Discussion/Approval/Disapproval of entering into a Special Use Agreement with the Florence Aero Modelers.**

Ms. Garcia stated that many locations were considered. It was determined that 19.3 acres on the east side of SH79 will be the site. The agreement being considered is a five year agreement with an option for renewal. There will be a \$25.00 administrative fee with a \$5.00 increase thereafter. The club is required to keep the site clean and sanitary and the Town of Florence will provide a port-a-potty and construct the runway. Mr. Lyle Bohn, President of the Florence Modeler's Club, has reviewed and signed the contract.

Mr. Bohn thanked the staff for all their efforts. He invited supporters of this project to come to the Council Meeting and show their support.

Councilmember Celaya asked about the Town's financial responsibilities and time lines that are not addressed in the master plan for the park.

Ms. Garcia stated the community park portion will be handled by the Parks and Recreation Department. Florence Modelers Club will be installing a safety fence and tables. The Posse received a large donation and has offered the use of bleachers.

Mayor Rankin states that the \$13 million may seem like a lot of money budgeted for the park; however it will generate revenues to the Town of Florence and for its merchants.

Mr. Wes Deku stated that Florence is one of a small group of forward thinking municipalities that are developing new flying sites. A number of sites are being closed down due to residential sprawl. There is an opportunity to have national and international events at this site because of the asphalt runway. The AMA is elated because the Town is creating a world class recreational facility. Florence's facility could be used as a scale event which means the model plane competing is a scaled replica of a real plane. This requires extensive detail and is a very highly disciplined and skilled event. An event normally runs for three days, but can last much longer depending on amenities available for travelers.

On motion of Councilmember Woolridge, seconded by Councilmember Sanders and carried to enter into a Special Use Agreement with Florence Aero Modelers.

**Resolution No. 1097-08:**

Mr. Patel, Town Manager, read Resolution No. 1097-08 by title only.

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, APPROVING THE MAP OF DEDICATION FOR SPIRIT WAY PHASE 1, REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

Mr. Mark Eckhoff, Planning Director, stated Spirit Way is the main thoroughfare and is being kept separate from the subdivision tract and is being dedicated on its own because it is being built and completed in phases. Currently, Phase I and Phase II are being dedicated. The mylars can not be recorded until the improvements are completed or Pulte posts an assurance that the road will be completed.

Mr. Patel stated that Spirit Way is considered a regional roadway and will be eligible for reimbursement after the improvements have been completed and are accepted by the Town.

On motion of Councilmember Raasch, seconded by Councilmember Celaya and carried to adopt Resolution No. 1097-08.

**Resolution No. 1098-08:**

Mr. Patel, Town Manager, read Resolution No. 1098-08 by title only.

**A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF FLORENCE, ARIZONA, APPROVING THE MAP OF DEDICATION FOR SPIRIT WAY PHASE 2, REQUIRING THE PROVISION OF AN INFRASTRUCTURE IMPROVEMENT ASSURANCE OR WITHHOLDING OF RECORDATION TO SECURE THE SATISFACTORY CONSTRUCTION, INSTALLATION AND DEDICATION OF REQUIRED IMPROVEMENTS; ESTABLISHING A DEADLINE FOR REQUIRED IMPROVEMENTS TO BE COMPLETED; AND AUTHORIZING EXECUTION BY THE TOWN MANAGER OF SUPPORTING DOCUMENTS.**

On motion of Councilmember Sanders, seconded by Councilmember Raasch and carried to adopt Resolution No. 1098-08.

**Resolution No 1099-08:**

Mr. Patel, Town Manager, read Resolution No. 1099-08 by title only.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLORENCE THEREBY AUTHORIZING THE SUBMISSION OF AN AMENDMENT TO ARIZONA DEPARTMENT OF HOUSING, CONTRACT 163-07, STATE SPECIAL PROJECT GRANT.**

Mr. Ken Lawrence, Grants Coordinator, stated that in March 2006 the Town applied for and received a \$300,000 state special project grant for the purchase of a fire truck and an EMT vehicle. The fire truck has been purchased for \$249,000. An estimated \$78,000 remains for the purchase of the EMT vehicle in two separate accounts. \$14,125 needs to be transferred from the Administrative Account to the Vehicle Purchase Account to maximize the monies available for the purchase. An amendment needs to be executed by way of Resolution to allow for the transfer. The price estimates for the vehicle is \$99,000 - \$105,000. The difference would be covered by impact fees or other accounts.

Fire Chief Dennis Hixon stated that this vehicle would be utilized as a responder vehicle and not as a transporter.

On motion of Councilmember Raasch, seconded by Councilmember Celaya and carried to adopt Resolution No. 1099-08.

**Discussion/Approval/Disapproval of entering into an Intergovernmental Agreement with Pinal County for Special Security Service at the Treasurer's Office.**

Mr. Patel stated that in 2006, Pinal County Treasurer's Office requested assistance from the Town of Florence for security services due to internal and external security issues. The Town has been providing this service since that time. The agreement is for the renewal which expires December 2007. It reflects an approximate 10% increase due to actual costs pertaining to personnel, equipment, training, and other related matter pertaining to the services.

On motion of Raasch, seconded by Woolridge and carried to enter into an agreement with Pinal County for Special Security Service at the Treasurer's Office.

**CALL TO THE PUBLIC/COUNCIL RESPONSE: Call to the Public for Public Comment on issues within the jurisdiction of the Town Council. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda.**

Ms. Snyder stated that she has concerns with regards to the Johnson Utilities cost of due diligence. She has wondered how much has been spent on due diligence. She is pleased that public records law exists and that meetings are open to the public. She has requested the expenditures pertaining to due diligence with regards to Johnson Utilities and found that the Town has spent \$308,419.85. She hopes that the Town will be reimbursed for a portion of this. She has shared the paper that she received with the Council. It lets everyone see more about the person the Town was about to get involved with. She expressed concern as to who the Council is associated with and to exercise caution with their dealings. She is concerned about the wild animals and the kind of death they endured. It disturbs her to no end that the person the Town was about to do dealings with destroyed the archeological treasures. She has served on the State Board of Directors for the Historical Society for seven years and is working on how the centennial is to be celebrated in 2012. The treasures that were destroyed can never be replaced.

**CALL TO THE COUNCIL**

Mayor Rankin stated that the Leadership Academy will start on January 26<sup>th</sup>. They are still taking applications.

**ADJOURN TO EXECUTIVE SESSION**

**Executive session pursuant to A.R.S. 38-431.03(A)(3) to obtain legal advice from the Town Attorney regarding reimbursement of expenses incurred during negotiation for acquisition of Johnson Utilities. And pursuant to A.R.S. 38-431.03(A)(7) to discuss negotiations regarding the purchase of certain real property located at the Southeast intersection of Attaway Road and Palmer Road; north of the Gila River; known as Monterra Parcel A.**

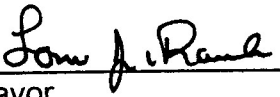
On motion of Councilmember Sanders, seconded by Councilmember Raasch and carried to adjourn to Executive Session for the purpose of discussion of the public body in accordance with A.R.S. 38-431.03(A)(3) to receive legal advice from Town Attorney or pending or contemplated litigation.

#### **ADJOURN FROM EXECUTIVE SESSION**

On motion of Councilmember Celaya, seconded by Councilmember Sanders and carried to adjourn from Executive Session.

#### **ADJOURNMENT**


Mayor Rankin adjourned the meeting at 8:50 pm.

  
\_\_\_\_\_  
Tom J. Rankin Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council Meeting held on January 7, 2008 and that the meeting was duly called to order and that a quorum was present.

  
\_\_\_\_\_  
Lisa Garcia, Town Clerk